



St Andrews Road, Bebington

£475,000



LESLEY HOOKS
ESTATE AGENTS





A truly stunning and thoughtfully extended semi-detached family home, perfectly positioned on the highly sought-after St Andrews Road and conveniently located within easy walking distance of local shops, well-regarded schools and excellent transport links. Beautifully presented throughout and ready for immediate occupation, this exceptional home effortlessly combines period charm with contemporary living. The welcoming entrance hallway sets the tone, featuring an attractive wood block floor that continues into the elegant sitting room, complete with a Victorian-style fireplace. The spacious lounge offers a cosy yet sophisticated retreat, again with attractive wood block flooring, centred around a feature fireplace with log-burning stove, and flows seamlessly through double doors into the impressive living room. Bathed in natural light, this wonderful space enjoys two sets of double doors opening directly onto the garden, creating a perfect connection between indoor and outdoor living. At the heart of the home is a stylish fitted kitchen, expertly appointed with integrated appliances, quartz work surfaces and ample storage. Open access leads into the dining room, where sliding patio doors invite the garden in and provide an ideal setting for entertaining family and friends. To the first floor are four generous double bedrooms, including a superb principal bedroom complemented by a luxurious four-piece en-suite featuring a beautiful roll-top bath. A contemporary three-piece family bathroom serves the remaining bedrooms. Externally, the property continues to impress. A driveway to the front provides valuable off-road parking, while to the rear lies a truly divine and substantial garden enjoying a coveted south-westerly aspect. Beautifully maintained and wonderfully private, this enchanting outdoor space offers the perfect setting for relaxing, entertaining and enjoying the afternoon and evening sunshine. A rare opportunity to acquire an outstanding family home in one of the area's most desirable locations. Council tax band E. Freehold.



Hallway
15'2" (4.62m) x 3'10" (1.17m)
Sitting Room
11'10" (3.61m) Into Bay x 10'5" (3.18m)
Lounge
14'11" (4.55m) x 11'0" (3.35m)
Sitting Room
12'4" (3.76m) x 18'1" (5.51m)
Kitchen
18'2" (5.54m) x 10'9" (3.28m) Max
Dining Room
9'6" (2.9m) x 9'4" (2.84m)



Bedroom One
12'2" (3.71m) x 12'5" (3.78m)
En-Suite
12'2" (3.71m) x 5'4" (1.63m)
Bedroom Two
15'2" (4.62m) x 11'1" (3.38m)
Bedroom Three
11'0" (3.35m) Max x 10'0" (3.05m) Max
Bedroom Four
8'8" (2.64m) x 8'11" (2.72m)
Bathroom
8'1" (2.46m) x 4'9" (1.45m)





GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metraplan 61226

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.